

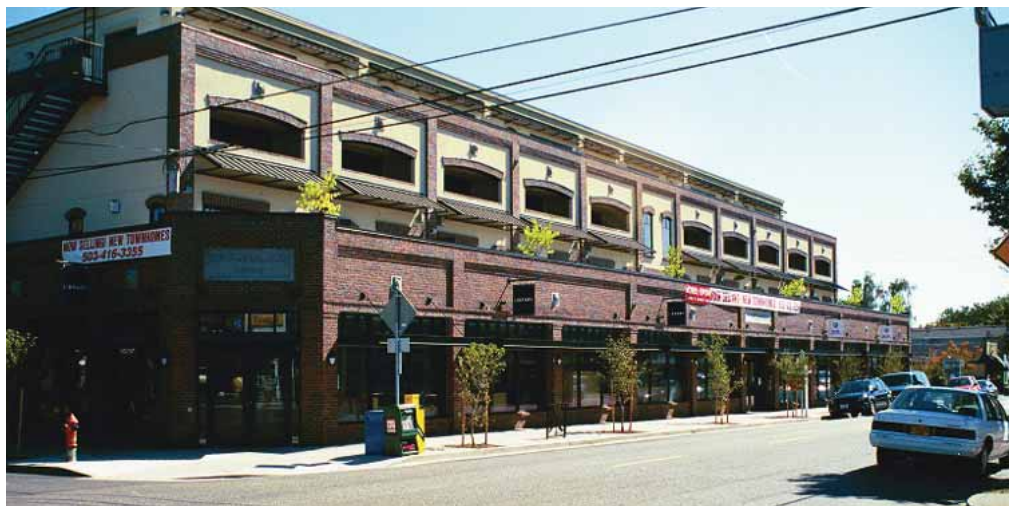


# Community Revitalization Through Environmental Cleanup

## EPA Activities in Alaska, Idaho, Oregon, and Washington



The Rose City Plating site in Portland, Oregon undergoes a major transformation.



Today, the former Rose City Plating site is home to Sellwood Lofts, a commercial and residential property.

The background of the page is a photograph of a waterfront town. In the foreground, there are several boats docked at a wooden pier. Behind the boats, there are several houses, including a prominent two-story red house with white window frames. The scene is set against a backdrop of trees and a clear sky.

## ***Making Redevelopment an Integral Part of Our Work***

The U.S. Environmental Protection Agency (EPA) places a high priority on cleaning up contaminated sites and returning them to productive use. Cleaning up properties for reuse invigorates communities, preserves green space, and prevents sprawl. Revitalizing properties creates jobs and gives local economies a boost. Whether a property is a Superfund site, a waste disposal facility, a former gas station, or an abandoned industrial site, environmental cleanup must be achieved with a consideration for the future needs of the nearby community.

To that end, EPA Region 10 works with federal, state, tribal, public, and private partners to help local decision-makers restore land for a variety of uses. Each reuse plan brings a unique set of benefits to the local community. Redevelopment options vary widely, from creating parks, to constructing hospitals, to restoring wetlands, to establishing new businesses.

The projects in this report provide a snapshot of some important revitalization efforts under way in Region 10. The success of our reuse work stems from EPA's commitment to: making sure cleanup program policies encourage reuse; creating public-private and cross-governmental partnerships to foster reuse; instilling a culture of reuse in our workforce; and providing incentives for reuse through streamlined implementation of new federal Brownfields legislation, including Brownfields grants and Superfund liability protection for prospective purchasers of property.

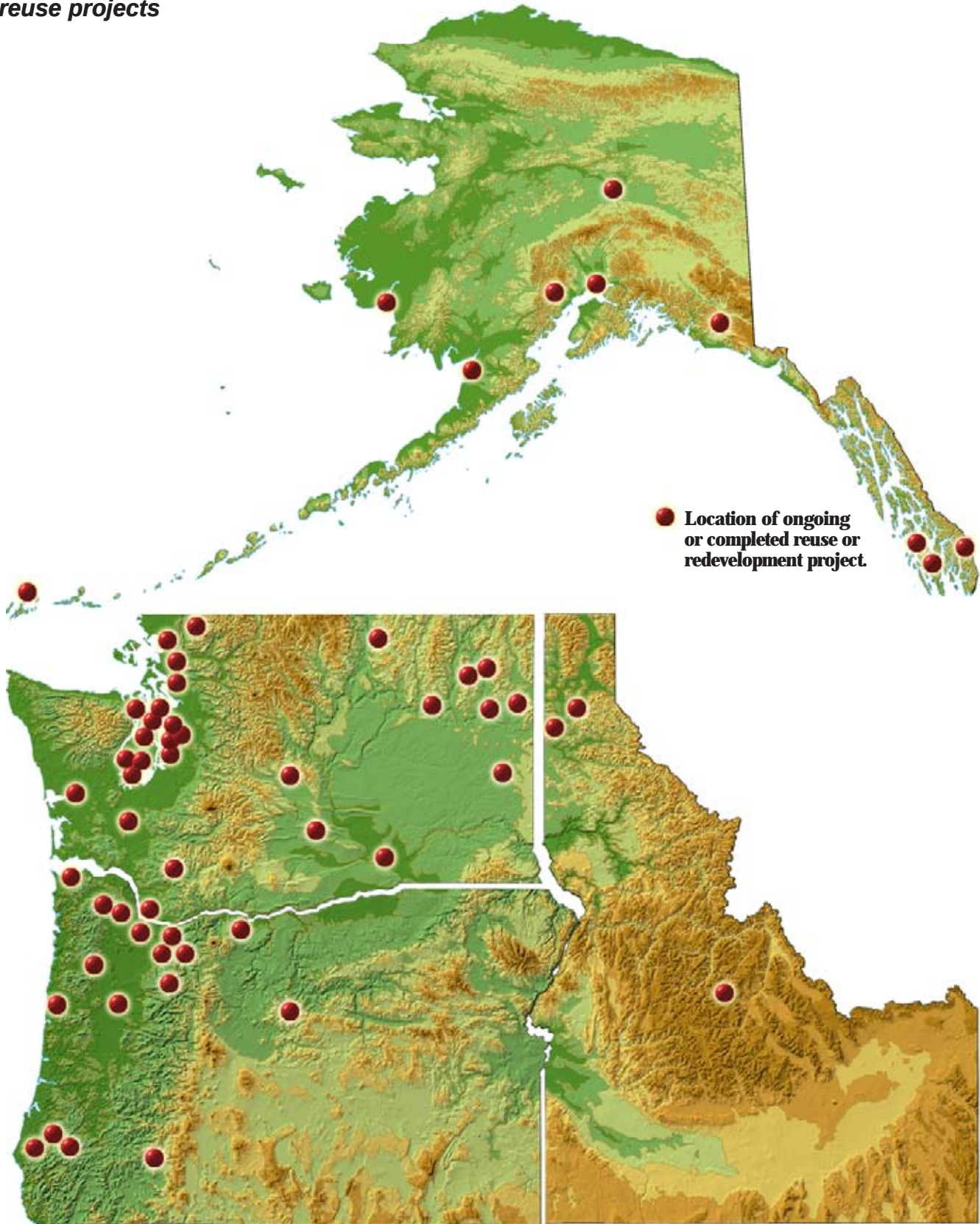
Environmental cleanup and reuse are mutually supportive goals. In EPA Region 10, we will continue to make reuse an integral part of the way we do business across Alaska, Idaho, Oregon, and Washington.

A handwritten signature in blue ink, which appears to read "L. John Iani".

L. John Iani  
Regional Administrator

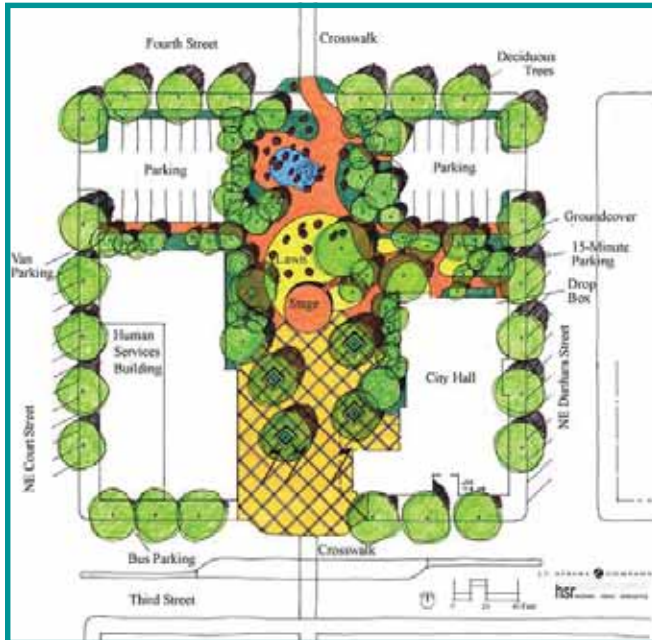
# Revitalization Projects in EPA Region 10

*EPA is working with all four states on reuse projects*





**Cleanup Paves Way for New City Hall  
Prineville, Oregon**



**A new City Hall will be built in Prineville, Oregon on the site of a former gas station.**

In the heart of Prineville, Oregon, the cleanup and redevelopment of an old gas station are serving as the cornerstone of downtown revitalization. The local government of Prineville has partnered with federal, state, and local entities to raise money and build a coalition for reuse of the site, along with an adjacent building and former mobile home park. The gas station site will be redeveloped to include a new City Hall building and County Family Resource Center. The new building will house at least nine county agencies that serve local families and children. The mobile home park, once plagued with severe flooding, has already been redeveloped as a park and flood-prevention area.

A technical planning team was critical to the project's success. Created early-on by the City, the team did long-range planning and worked to provide cohesion between project partners. The cleanup and redevelopment plan for the gas station became a reality through collaboration between the City and County, with additional funding and technical assistance from a wide range of stakeholders. The U.S. Forest Service provided a Community Assistance Program grant for planning the coordination of agencies that will be housed at the site, as well as, landscaping. The Oregon Department of Environmental Quality supplied site remediation support and assistance in gaining a \$200,000 grant from EPA's Brownfields Program. The Oregon Department of Housing and Community Services provided a \$400,000 Community Initiative Fund grant for cleanup, courtyard design, and construction. The U.S.

Department of Agriculture, Rural Development Agency provided a low-cost Community Facilities Loan to the City for \$2 million to design and construct the new building. Architectural plans are done, and the project team anticipates that the project will be completed in two to three years.

**Silver Valley Economy Gets a Boost  
Bunker Hill Superfund Site, Idaho**

Tourists are converging on the impressive ski slopes of Idaho's Silver Valley, where the local economy is benefitting from new commercial development. This was not the case twenty years ago when the Bunker Hill lead smelter and several mines closed, and the local economy nearly collapsed. Thousands of workers were jobless, and the area was left poisoned with heavy metals. Many children in the area had dangerously high blood-lead levels.

To deal with these issues, in 1983, EPA added the 25-square-mile area around the smelter to the National Priorities List (NPL), EPA's registry of the nation's most contaminated hazardous waste sites. Since then, cleanup and ecological restoration around the lead smelter have removed lead-contaminated soil from lawns and parks, contained tons of mine tailings, and planted hundreds of trees. Lead levels in children have fallen dramatically. The Panhandle Health District, the State of Idaho, and EPA continue to educate



**The City of Smelterville received EPA funding to clean up petroleum contamination at four sites on Main Street.**



**Smelterville's Main Street improved as a result of EPA funding. The Agency will continue to support revitalization in the Silver Valley.**

Silver Valley residents about how to avoid contaminated areas and accidental lead ingestion.

New development at Bunker Hill includes a Super 8 Motel, McDonald's, and the Silver Mountain Resort. The Panhandle Health District, the State, and EPA developed institutional controls for the site, which provide safe, clear procedures for developing property in the Silver Valley. New businesses have created more than 200 jobs. Over 800 acres have been recovered for development.

Region 10 continues to support revitalization in the Silver Valley. The Panhandle Health District was awarded a Superfund Redevelopment Initiative grant to assist with redevelopment. The City of Smelterville received EPA funding to assess and clean up petroleum contamination at four sites on Smelterville's Main Street.

Region 10 also continues to be flexible with regulations regarding property transfer. Such flexibility can make redevelopment a more attractive option for businesses. Redevelopment in the works includes a destination resort with golf course, housing, and commercial development. Region 10 will continue to support the Bunker Hill Infrastructure and Revitalization Plan by helping to find funding for critical infrastructure needs.



**EPA and DOE are working together to figure out the best future uses for the Hanford 300 Area.**

### **Planning for Future Use of Hanford 300 Area Hanford Superfund Site, Richland, Washington**

EPA Region 10 and the U.S. Department of Energy (DOE) are studying the feasibility of redeveloping the "300 Area" at the Hanford Superfund Site. Since the beginning of Hanford cleanup discussions, EPA had planned that the 300 Area would be cleaned to industrial standards, and then revitalized under the EPA Brownfields Program upon cleanup completion. Local governments have been concerned, however, that planned cleanup activities could hinder opportunities for future industrial use of the site. In particular, it is unclear whether efforts to attract development will be successful if nearly all of the site's buildings and infrastructure are removed, or are unavailable for prospective development.

The EPA/DOE study is funded through a cooperative agreement with the City of Richland. The first phase of the study examines the highest and best future uses of the property. The second phase of the study will be a market feasibility analysis that considers the best ways of marketing the area to future users.

The Hanford 300 Area is an industrial complex next to the Columbia River about a mile north of Richland. It includes additional areas surrounding the industrial complex that were used for solid and liquid waste disposal. The 300 Area is one of the four areas at the Hanford Nuclear Reservation on EPA's National Priorities List. Hanford was built in the 1940's to make plutonium for nuclear weapons.

### **Community Plans Beachfront Park Wyckoff/Eagle Harbor Superfund Site, Bainbridge Island, Washington**

Through a national competition and selection process, EPA has provided Superfund Redevelopment Initiative funds to help the Bainbridge Island community plan for a future park at the Wyckoff/Eagle Harbor Superfund Site. Since 1995, the City of Bainbridge Island and the Bainbridge Island Parks and Recreational District have been working with the community to plan for a park and recreational area after the site is cleaned up. EPA funding has enabled them to hire a team of experts to help with design and community involvement.



**EPA staff plant trees at the Wyckoff/Eagle Harbor Site.**

Landscape architects and community outreach experts assisted the local community in developing a strategy that creates a vision for the park. The strategy considers possible site constraints and costs associated with recreational maintenance and future site controls. The area being considered for the beachfront park has a beautiful view of the Seattle skyline.

The Wyckoff Company operated a wood-treating facility at the site from the early 1900's to the late 1980's. The facility and a former shipyard are major sources of widespread sediment contamination in the 500-acre harbor and nearby upland areas.

### ***Integrating Cleanup Authorities for Faster Reuse*** **Taylor Lumber and Treating Site, Sheridan, Oregon**

An innovative use of RCRA and Superfund cleanup authorities at the former Taylor Lumber and Treating facility has given new life to a property in Sheridan, Oregon. Pacific Wood Preserving of Oregon now occupies a major portion of the former Taylor sawmill and wood-treating facility. The new business is an example of EPA's integrating cleanup authorities to quickly get a contaminated site back into use.

The former site owners declared bankruptcy midway through a RCRA corrective action to clean up spilled wood-treating chemicals that impacted soil, surface water, groundwater, and air quality. With limited funds to continue cleanup, EPA staff crafted an approach that allowed them to bring the site

under the Superfund authority and keep the cleanup moving forward using a new set of resources. EPA also negotiated a Prospective Purchaser Agreement with Pacific Wood Preserving to protect the company from liability for past contamination, and to facilitate reuse while cleanup continues.

Another attractive benefit of the deal is that the new site owners will be using wood preservatives with low environmental toxicity, a big improvement from the more toxic preservatives currently found on the site. The economic and environmental benefits of this project make it a model that can be applied at similar sites nationwide.

### ***Inventory of Underground Tanks to Aid Redevelopment*** **Mountlake Terrace, Washington**

The Washington State Department of Ecology and EPA Region 10 worked with the City of Mountlake Terrace to develop an inventory of contaminated petroleum sites in the community. A result of these efforts is a map of 40 possible UST fields in the 4-square-mile city.

The map is helping the City identify underground storage tanks for inclusion in the City's comprehensive redevelopment plan. In addition to helping Mountlake Terrace, this work assisted the State and EPA in identifying the time and resources needed to initiate the assessment and redevelopment process for underground storage tank sites. The information will be a valuable resource for other communities that submit UST fields pilot proposals.



**Wood preservatives with low environmental toxicity will be used at the Taylor Lumber and Treating site.**

## **Good News at Former Junkyard in Spokane, Washington**

The Spokane Junkyard site in the Hillyard neighborhood of Spokane was contaminated with PCBs, lead, and solvents from 50 years of metal recycling. The area has now been planted with grass, and a parking lot has been installed over

the hazardous waste containment cell. Construction of a sports complex was completed in 2002. As a result of the cleanup, much needed affordable housing has been constructed north of the property.



**Before**

**Before cleanup, the Spokane Junkyard was a contaminated eyesore for the community.**



**After**

**Residents enjoy the new sports complex at the former Spokane Junkyard.**



## **Brownfields Program Going Strong**

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To date, Region 10 has awarded 20 communities with Brownfields Assessment grants, totaling more than \$8 million. In addition to Brownfields pilots, Targeted Brownfields Assessments have been conducted by EPA and the states in local communities that may not have a Brownfields pilot. Targeted Brownfields Assessments provide funding or technical assistance for environmental assessments that promote cleanup and redevelopment. This type of assistance has been particularly beneficial to small rural communities across Region 10.

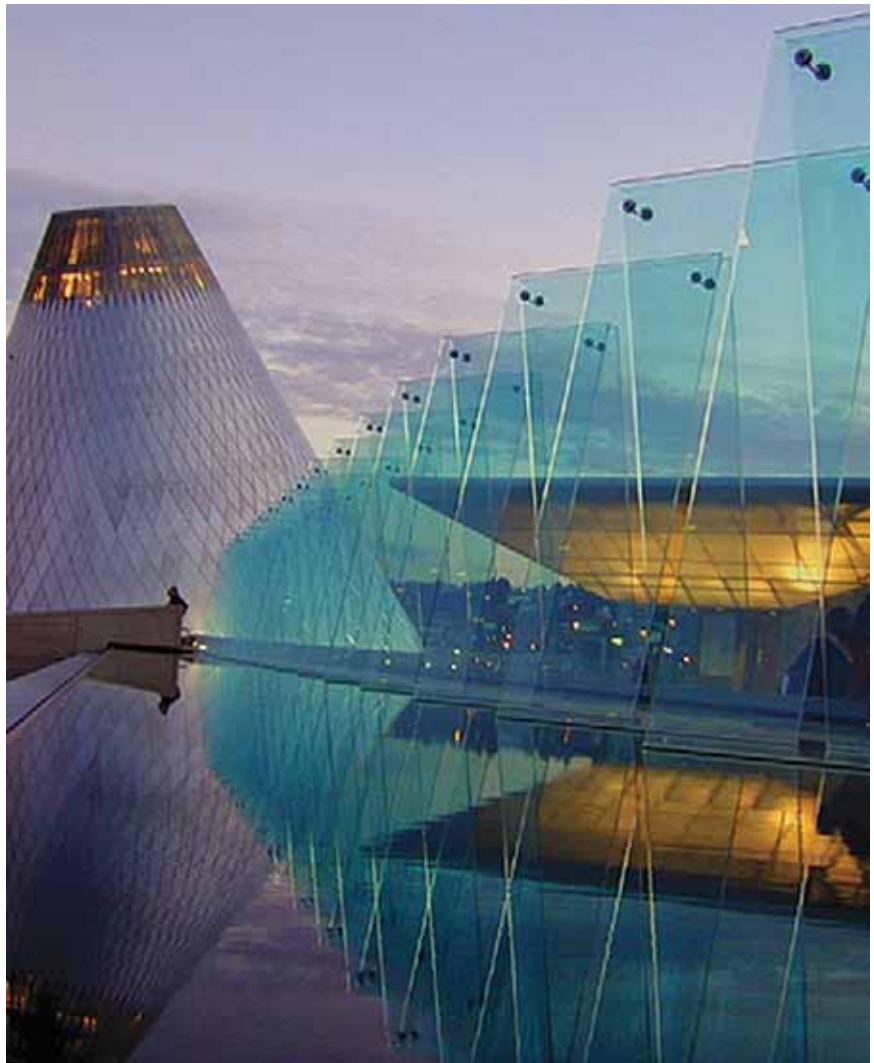
### ***Innovative Solutions Bring Prosperity to Astoria, Oregon***

The City of Astoria, Oregon has worked in partnership with EPA, the Oregon Department of Environmental Quality, ECOTRUST, and the community to clean up the City's abandoned mill sites and transform them into thriving waterfront properties. With a jump-start from an EPA \$200,000 Brownfields Pilot grant, Astoria's Plywood Mill is one of two sites leading the way. Located next to Astoria's downtown historic area, the former industrial property was selected to make use of a \$700,000 loan provided by Shore Trust Advisory Services for use in Brownfields cleanup. The site will soon house a public promenade, shops, and residential housing.

The second property being redeveloped is the Merlin site, which lies north of Grants Pass along I-5, a major industrial corridor. The Merlin site was purchased by a German company, Rendata, which invested over \$6 million for redevelopment. Rendata is now marketing lots for leasing within the 187-acre industrial park. This project has already filled 200 of the anticipated 1,000 employment positions that will be created. With progress made on every one of its targeted sites, the Oregon Mills Brownfields project serves as an effective model for other large-scale Brownfields programs.

### ***Museum of Glass Dazzles Tacoma, Washington***

The City of Tacoma has used EPA funds for a Brownfields Assessment Pilot to encourage economic growth and redevelopment of the downtown area, focusing on the western side of the Thea Foss Waterway. Through City, State, and federal leveraging, the Museum of Glass recently opened there, with unique artwork donated by Dale Chihuly valued at nearly \$10 million. A nearly \$5 million pedestrian walkway with a "Chihuly Bridge of Glass" links the museum to downtown Tacoma.



**Along the Thea Foss Waterway, cleanup has gone hand-in-hand with redevelopment.**  
Photo contributed by Dan Rone.

### ***Creating New Business Opportunities Annette Island Reserve, Alaska***

The Metlakatla Community is using USTfield Pilot funds to address properties with underground tanks in sensitive areas. Several of the sites are near residential areas and may have MTBE contamination. One of the proposed properties is in an ideal location for a tourism-based enterprise. The new work will build on the foundation developed under a previous grant to complete tribal codes and ordinances for the management of underground storage tanks and to develop an inventory of tanks located in the community.

The Metlakatla Indian Community is on the only Federal Indian Reservation in Alaska. It has been designated by the U.S. Department of Housing and Urban Development as an Enterprise Community. It is also a Brownfields Showcase Community.

### ***Redeveloping an Old Cannery at the Ugashik Traditional Village, Alaska***

Abandoned canneries litter Alaskan native villages. A Targeted Brownfields Assessment conducted in the Ugashik traditional village helped support village efforts to redevelop this old cannery site as a flash-freezing facility to support native fishing activities.



**The main cannery building at Ugashik traditional village was collapsing before it was redeveloped as a flash-freezing facility.**



***For More Information***

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